

ZONING BOARD OF APPEALS MINUTES
June 25, 2015

CASE #	ADDRESS	DECISION	RECORD OF VOTE
P-003-14-15: To appeal the issuance of Certificate of Zoning Compliance #1150582 to construct a 15' x 20.5' sunroom addition to the side of an existing single family dwelling.	235 Browncroft Blvd.	DENIED (Director's Decision Upheld)	1-5-0
P-004-14-15: To appeal the denial of Certificate of Zoning Compliance #1150722 to maintain use of the property as a two-family dwelling by proving that the structure has been structurally altered to such an extent that it is impracticable to restore such structure to its built-as condition.	390 Hayward Ave.	DENIED (Director's Decision Upheld)	1-5-0
V-058-14-15: To establish a sit-down restaurant with a drive-thru operation for Dunkin' Donuts, both having hours of operation from 5:00 am to 11:00 pm, a prohibited use in the C-1 zone, and to waive certain site requirements for the drive through component, parking lot design, and sign limitations.	3885 Lake Ave.	APPROVED ON CONDITION	6-0-0
V-088-14-15: To legalize the conversion of an attached, single-car garage to living space, thereby resulting in front yard parking.	518 Hillside Ave.	APPROVED	5-1-0
V-090-14-15: To waive the distance separation and transparency requirements associated with the establishment of a high-impact use (i.e. CVS Pharmacy).	1431 Mt. Hope Ave.	APPROVED ON CONDITION	5-0-0 (RK recused)
V-092-14-15: To legalize the expansion of an existing sit-down restaurant into a portion of the second floor, thereby expanding a nonconforming use, and not meeting the off-street parking requirements.	1054 S. Clinton Ave.	APPROVED ON CONDITION	6-0-0
V-093-14-15: To establish a high impact retail store, a prohibited use in the H-V zone, and not meeting the transparency requirement.	118 Petten St.	DISMISSED BY THE CITY LAW DEPARTMENT	
V-094-14-15: To construct a 7' x 16'8" one-story addition to the rear of an existing three family dwelling, thereby exceeding lot coverage limitations.	61 Westminster Rd.	APPROVED	6-0-0
V-095-14-15: To legalize the change in use of the property from a 4-family dwelling to a 6-family dwelling, a prohibited use in the zone, and not meeting certain dwelling unit conversion standards.	1303-1305 Dewey Ave.	DENIED	0-6-0
V-096-14-15: To convert a vacant machine shop to a single family dwelling, not meeting certain lot, area, and yard requirements.	63 Greenleaf St.	APPROVED ON CONDITION	6-0-0

V-097-14-15: To construct a 14' x 15' addition to the rear of the existing sit-down restaurant, thereby expanding a nonconforming use, and to legalize the use of a previously approved 14' x 18' stairwell/storage addition as restaurant space (kitchen), also an expansion of a nonconforming use.	564 Merchants Rd.	APPROVED ON CONDITION	6-0-0
--	-------------------	----------------------------------	--------------

Zoning Board Members Present: D. O'Brien, J. O'Donnell, D. Carr, M. Tilton, R. Khaleel, E. Van Dusen

DISTRIBUTION:

L. Warren	B. Muhammed	D. Algarin	H. Washington	A. Guzzetta	Zoning Staff
G. Kirkmire	V. Wehbring	T. Mann	J. Brennan	NSC Administrators	

CONDITIONS:

V-058-14-15 (3885 Lake Ave.)

- 1) Hours of operation for the restaurant and the drive-thru shall be 6:00am to 11:00pm;
- 2) A solid 6 ft. fence shall be installed on the west property line to buffer the drive-thru operation;
- 3) Evergreens shall be planted on the neighboring side of the fence (if the city approves);
- 4) No pole sign is permitted;
- 5) Building signage shall be externally illuminated;
- 6) Awnings shall not include any text or graphics;
- 7) Final dumpster design shall be approved by the Director of Planning and Zoning through Site Plan Review.

V-090-14-15 (1431 Mt. Hope Ave.)

The window awnings should be raised to the top of the window and either project out farther or have a steeper slant to cover pedestrians walking below.

V-092-14-15 (1054 S. Clinton Ave.)

There shall be no residential units in the building.

V-096-14-15 (63 Greenleaf St.)

- 1) Garage door and loading dock shall either be converted to an infill window leading to a raised planting bed or sliding doors leading to a patio or deck, etc.;
- 2) Replace glass block windows with "traditional" windows, either single or double hung;
- 3) Existing gravel driveway needs to be edged so that there is a clear delineation between the driveway and the rest of the area in front of the rear structure; restoring that area to grass would be preferable.

V-097-14-15 (564 Merchants Rd.)

Prior condition of removing the asphalt between the building/outdoor seating area and the sidewalk along Merchants and Wyand frontages still remains.